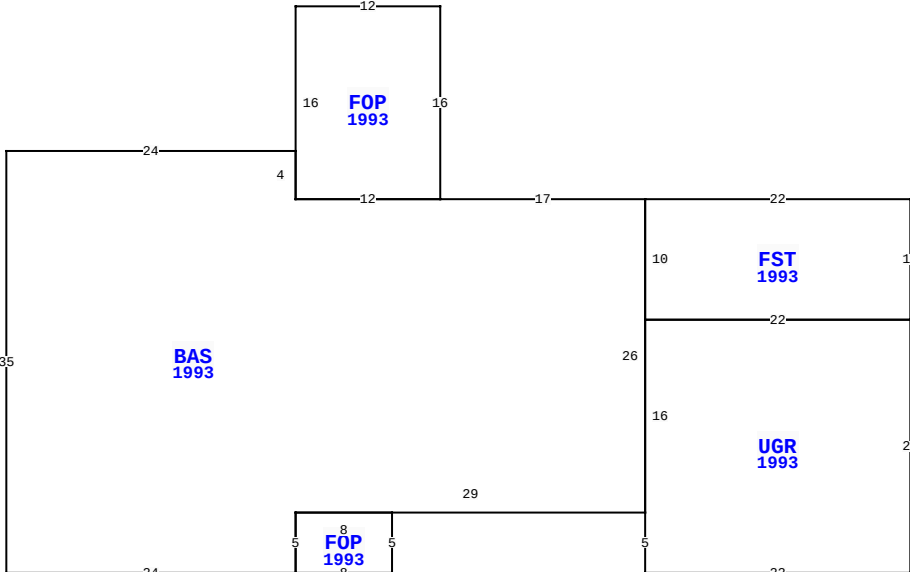


QUAILE WILLIAM JOHN JR
35306 QUAIL ROAD
CALLAHAN, FL 32011

2025



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																				
Exterior Wall		19	COMMON BRK 100		0100	01	1,993	126.4200		126.42	251,955	1971	1976	0	0	0	34.00	66.00	VALUATION BY					STANDARD															
Roof Structur		03	GABLE/HIP 100		5 SINGLE FAM - 100% - 1998															Heated Area: 1594										HX Base Yr 1998									
Roof Cover		03	COMP SHNGL 100																	BUILDING MARKET VALUE										166,290									
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE										1,822									
Interior Floo		12	HARDWOOD 100																	TOTAL LAND VALUE - MARKET										508,155									
Air Condition		03	CENTRAL 100																	TOTAL MARKET VALUE										245,158									
Heating Type		04	AIR DUCTED 100																	SOH/AGL Deduction										100,373									
Bedrooms		04	3 100																	ASSESSED VALUE										144,785									
Bathrooms			2 100																	TOTAL EXEMPTION VALUE										HX HB WR 55,722									
Frame		02	WOOD FRAME 100																	BASE TAXABLE VALUE										89,063									
Stories		1.	1. 100																	TOTAL JUST VALUE										676,267									
Units			0 100																	NCON VALUE										0									
Occupancy		00	NONE 100		INCOME VALUE																																		
					PREVIOUS YEAR MKT VALUE										612,173																								
Quality		03	Quality Level 03																																				
DOR CODE		5000		IMPROVED AG																																			
MAP NUM					MKT AREA			08																															
NEIGHBORHOOD/LOC		8001.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,594	100	1993	1,594	132,999																																		
FOP	40	30	1993	12	1,001																																		
FOP	192	30	1993	58	4,839																																		
FST	220	55	1993	121	10,096																																		
UGR	462	45	1993	208	17,355																																		
TOTALS		2,508			1,993	166,290																																	
EXTRA FEATURES						35306 QUAIL RD, CALLAHAN										BLD DATE				LGL DATE		05/21/2025		MLU															
																XF DATE				LAND DATE		01/17/2025		KBA															
																INC DATE				AG DATE																			
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																							
1	0810	CONCRETE A	0 100	0	0	650.00	SF	6.50	6.50	100	1980	1980	3	30	1,268																								
2	0810	CONCRETE A	0 100	0	0	341.00	SF	6.50	6.50	100	1975	1975	3	25	554																								
LAND DESCRIPTION										TOTAL OB/XF										1,822																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	005000	C	AGRICULTURAL	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000																						
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	11.13	AC		1.00	1.00	1.00	525.00	525.00	5,843																						
3	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	47.19	AC		1.00	1.00	1.00	390.00	390.00	18,404																						
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	9.89	AC		1.00	1.00	1.00	190.00	190.00	1,879																						
5	006000	A	PASTURE - HA	0		OR	0.00	0.00	16.00	AC		1.00	1.00	1.00	370.00	370.00	5,920																						
6	009910	M	MARKET VALUE	0		OR	0.00	0.00	84.21	AC		1.00	1.00	1.00	5,500.00	5,500.00	463,155																						
REVIEW DATE		10/30/2024		BY	DC	Total Acres: 85.21		Total Land Value: 77,046		Market: 463,155		Agricultural: 32,046		Common: 45,000		PRINTED 07/30/2025 BY SYS																							